

## Clearview £545,000






2 La Planque Estate, St. Peter Port, GY1 1RY | Local Market | TRP 104

 x 3  x 1  x 1

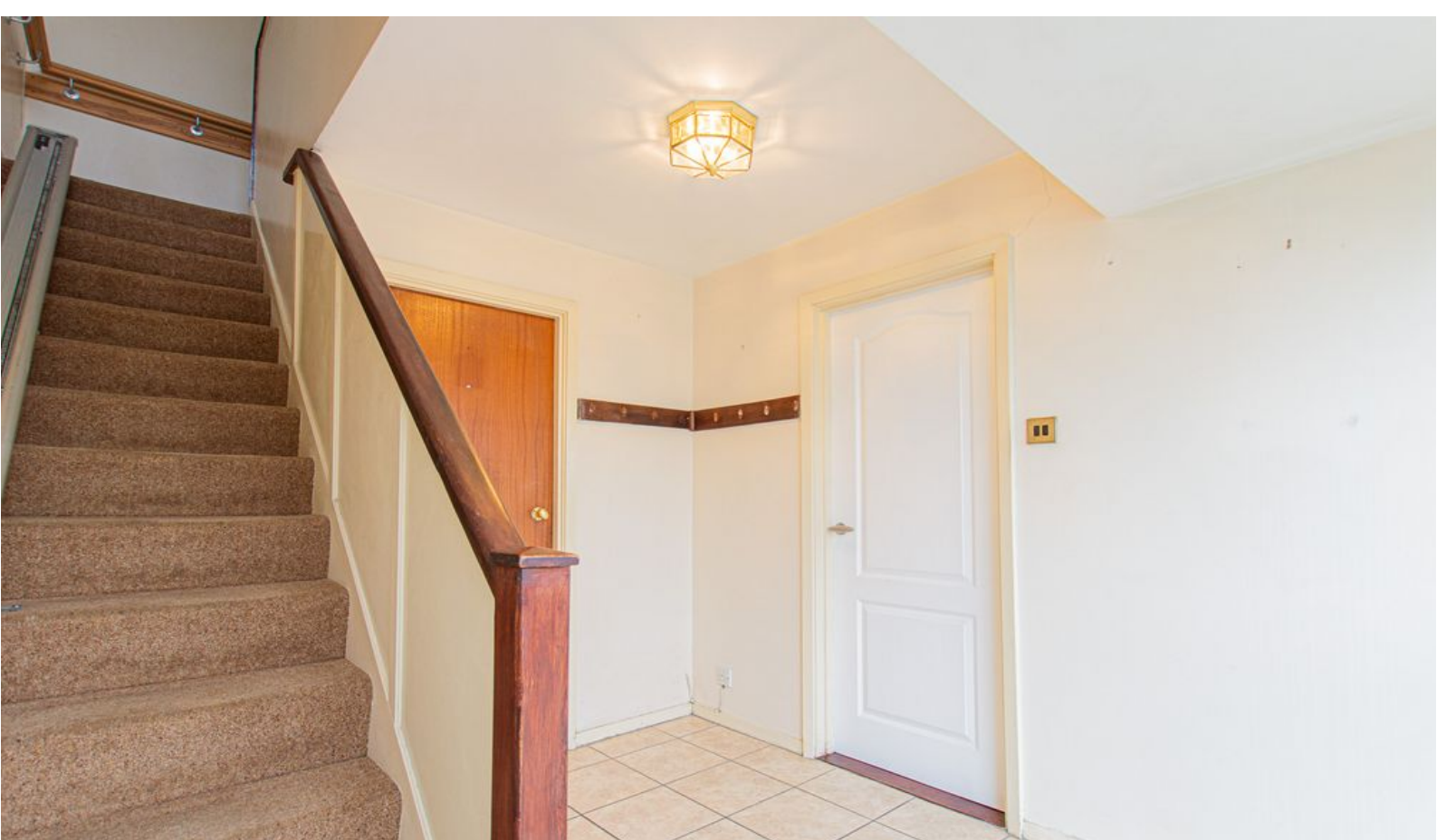


### Property Overview

A well presented three bedroom mid-terraced family home located on the outskirts of St Peter Port with garden and parking

-  Three bedroom mid-terraced house
-  Parking for one small car and on street parking
-  Front and rear garden
-  Newly fitted roof
-  Located on the outskirts of St Peter Port









# About Clearview

Clearview is a spacious low maintenance mid-terraced family home located on the outskirts of St Peter Port.

At ground floor level, the property comprises of an entrance hall, kitchen and large sitting room/dining room.

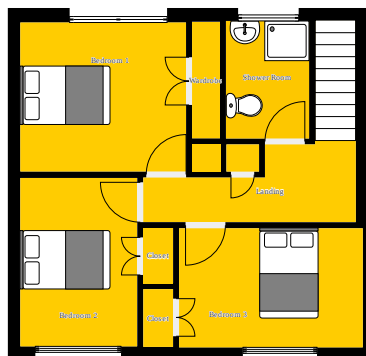
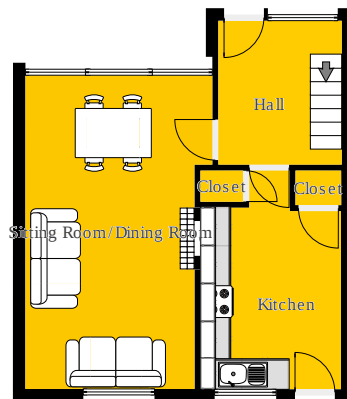
At first floor level, there are three double bedrooms and shower room.

Externally, to the rear of the property there is a private courtyard and driveway with parking for one small vehicle. To the front, there is a garden laid to lawn and on-street parking right outside your front door.

A superb property with potential to create a wonderful family home.

This property owns a 1/19 share of a communal plot situated at the top of the clos.

## Floor Plan



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## Ground Floor

**Hallway:** 2.49m x 2.90m (8'1 x 9'5)

**Kitchen:** 4.39m x 2.98m (14'4 x 9'7)

**Sitting Room:** 6.49m x 4.07m max x 3.60m min (21'2 x 13'3 x 11'8)

## First Floor

**Landing :** 4.25m x 1.58m max x 0.86m min (13'9 x 5'1 x 2'8)

**Bedroom 1:** 4.26m x 2.42m (13'9 x 7'9)

**Bedroom 2:** 3.98m x 2.90m (13' x 9'5)

**Bedroom 3:** 3.39m x 2.98m (11'1 x 9'7)

**Shower Room:** 2.19m x 1.67m (7'1 x 5'4)

## Appliances

Zanussi oven & Ariston extractor fan

## Services

Mains electricity & water

## Heating

No central heating - Coal fire with back boiler to heat the water behind the electric fire in the lounge

## Drainage

Main drain

## What3words

///silently.sunbeams.winter

## Viewing and Possession

By appointment and arrangement through Sheppards Estate Agents only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch and 3D plans are for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, SEA Limited trading as Sheppards Estate Agents. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.